



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

November 18, 2021 | Item #34

Program Policies for HUD-Funded Affordable Housing Activities Update

Veronica Garcia, Deputy Director

Background



- Required for CDBG, HOME, and NSP housing activities
- Ensure that the City's policies are comprehensive and in compliance with HUD regulations
- Provide streamlined, consistent guidelines for federally-funded affordable housing activities
- Align with community needs
- Comprehensive update to Program Policies in October 2019 based on:
 - HUD Guidance
 - National Best Practices
 - Stakeholder Input



Proposed Changes



Increase assistance limits for housing activities:

Program	Current Max Assistance Limit	Proposed Max Assistance Limit
Owner-Occupied Rehabilitation & Reconstruction Program – Rehabilitation Projects	\$100,000	\$130,000
Owner-Occupied Rehabilitation & Reconstruction Program – Reconstruction Projects	\$130,000	\$145,000
Homeownership Incentive Program Down Payment Assistance	\$15,000	\$30,000
Homeownership Housing Development Subsidy	\$50,000	\$75,000

Owner Occupied Rehab & Recon



- Homeowners at 80% AMI or below
- Increase max assistance
 - For rehabilitation from \$100,000 to \$130,000
 - For reconstruction from \$130,000 to \$145,000



34%
increase in
rehab projects

\$106,000
avg project

15%
increase in
recon projects

Down Payment Assistance



- Homeownership Incentive program
 - Down payment assistance and closing costs to first time homebuyers
 - 80% AMI or below
 - Maximum sales price \$196,000 (per HUD)
- Increase maximum assistance from \$15,000 to \$30,000

1.7
months housing
inventory

>20%
increase in median
home price

\$30,000
Houston max
assistance

\$40,000
Austin max
assistance

Homeownership Housing Development



- New single-family housing
 - First-time homebuyers
 - 80% AMI or below
- Increase subsidy limit from \$50,000 to \$75,000
- Increases in labor and materials costs have led to higher housing development costs



Timeline



Housing Commission Briefing October 27th



Comment period November 1st – 17th



Planning and Community Development Committee consideration November 8th



City Council consideration November 18th



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